



Memorandum

TO: City Council**FROM:** Mayor Chuck Reed
Councilmember Kansen Chu**SUBJECT:** THOMPSON AND DORFMAN
DEVELOPMENT PROPOSAL
ON NORTH FIRST STREET
AND RIVER OAKS PLACE**DATE:** February 22, 2008**APPROVED:****DATE:**

2/22/08

RECOMMENDATION

Approve the staff recommendation for Item 11.7 on the February 26, 2008 City Council Agenda with the following additions:

1. Direct the developer to maximize retail square footage as market conditions provide and to establish a strong retail presence along both River Oaks Place and North First Street;
2. Direct the developer to work with the City to assess the feasibility of the installation of automatic external defibrillators as a special feature of the residential and retail development; and
3. Direct the developer to implement green building techniques to achieve credits sufficient for a LEED Silver or equivalent certification.

BACKGROUND

The action before City Council on February 26, 2008, is to approve the rezoning of property on North First Street and River Oaks Place to allow for the development of up to 1,600 units of high density single family and multi-family attached residences, 45,000 square feet of retail and a 5.1-acre public park. This development continues the implementation of the North San José Vision 2030 Policy. Described by the Planning Commission as an exemplary project, this project is consistent with the on-going efforts and goals of the North San José Neighborhoods Planning Task Force and, as proposed, successfully achieves the City's parkland, retail, housing density, design and architectural goals.

Your approval of this item is appreciated.